



13 Highfield Grove, Brigg
£175,000

 **NEWTON**
FALLOWELL

13 Highfield Grove

Brigg

Well presented 3 bed semi in popular area. Spacious lounge diner, modern kitchen, enclosed south facing garden with deck, parking, and summer house. Accessible, low maintenance, ideal for families.

Council Tax band: A

EPC Rating: TBC

Tenure: Freehold

- Established residential location.
- South facing, enclosed rear gardens.
- 23' Combined Lounge and Dining area.
- Well appointed beech style kitchen.





Hall

A Pvcu door opens to the hall with radiator and stair to the first floor with cupboard under.

Cloak Room

With close coupled wc, slimline vanity wash hand basin and tiled floor.

Kitchen

11' 0" x 10' 2" (3.35m x 3.11m)

This forward facing, generous room is appointed with a good range of high and low beech style units with matching tops and including an inset 1 1/2 bowl sink unit, plumbing for a washing machine, electric cooker space and space for an upright fridge/freezer.

Dining Area

11' 0" x 7' 10" (3.36m x 2.38m)

A versatile space ideal for family entertaining leading to both the lounge and the covered garden seating area.

Lounge

12' 0" x 12' 0" (3.66m x 3.65m)

Enjoying views to the south facing rear gardens this beautifully lit room is an excellent space for quiet relaxation.

Side Entrance

A practical space with door to the front, walk-in shelved pantry (1.16m x 0.95m) and further Store (1.97m x 1.8m).



**Landing**

Pvcu window and access to the roof space.

Bedroom 1

12' 0" x 12' 0" (3.66m x 3.66m)

A rear facing double room with radiator and built in cupboard housing the gas fired combination boiler. (Maximum measurements.)

Bedroom 2

12' 0" x 11' 2" (3.65m x 3.41m)

A further, well lit, south facing double room.

Bedroom 3

8' 0" x 9' 1" (2.45m x 2.76m)

The final, forward facing room with built in bulkhead hanging cupboard. (Maximum measurements.)

Bathroom

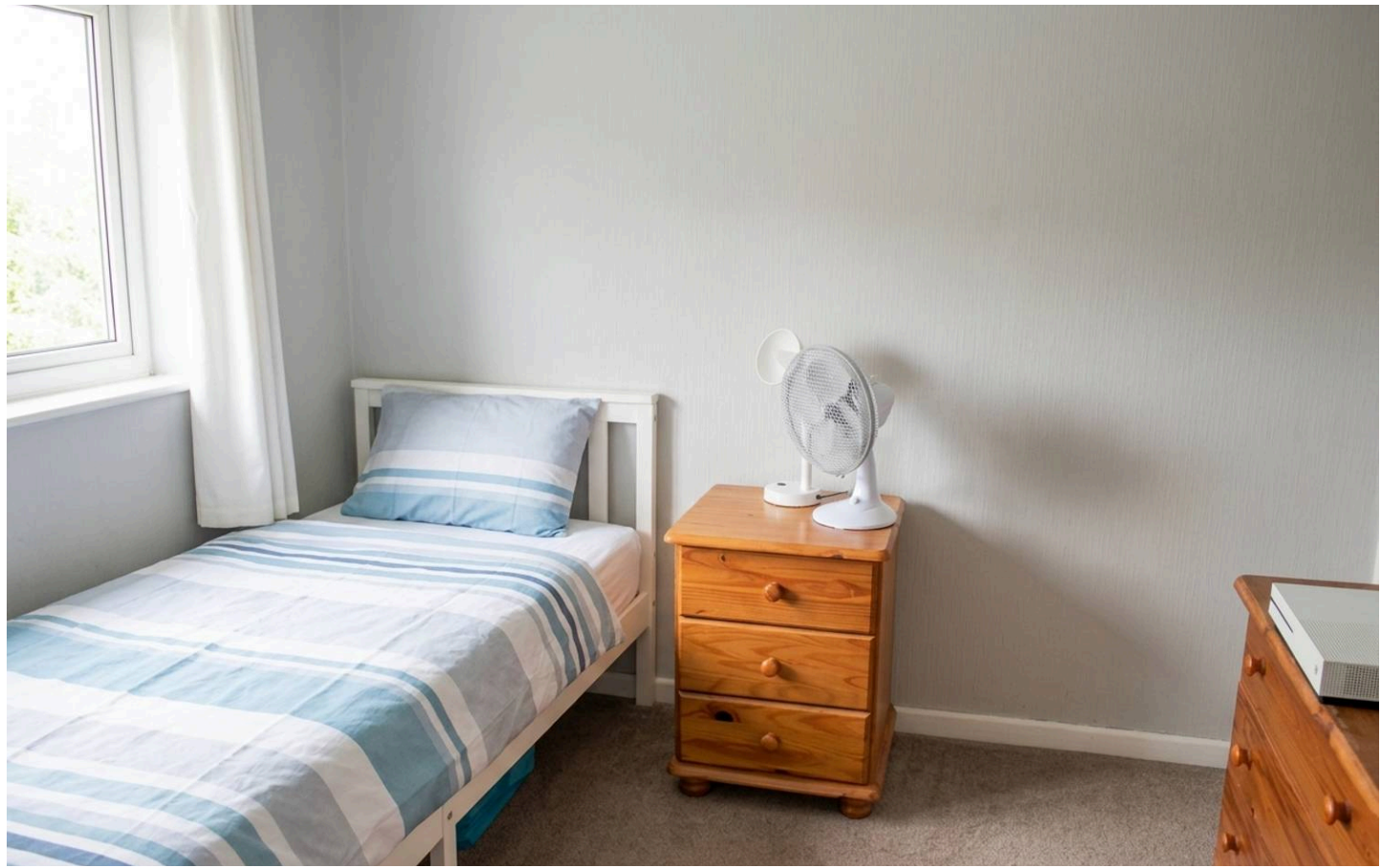
6' 3" x 5' 5" (1.90m x 1.66m)

Appointed with a contemporary suite in white to include a bath with electric shower over, pedestal wash hand basin, chrome radiator and natural marble effect tiling to the shower and splash areas.

Garden

The property is fenced to the front with beyond which there is a neat lawn with mature hedging and a pedestrian ramp with hand rail leads to the front door. The is reception parking and a high timber gate opens to the enclosed, low maintenance garden which features large, gravel topped areas with inset synthetic turf, established shrubs and roses. The garden is best viewed from the covered decked seating area with translucent sloping roof. The property is completed by a timber Summer house, garden shed and separate tool shed.

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